



FORT TOTTEN SOUTH

5543 SOUTH DAKOTA AVE, NE

WASHINGTON, D.C. 20011

MAY 24, 2018





PROJECT DATA:

RETAIL
20,000 TO 30,000 GSF RETAIL AREA
RESIDENTIAL
160 TO 185 TOTAL RESIDENTIAL UNITS

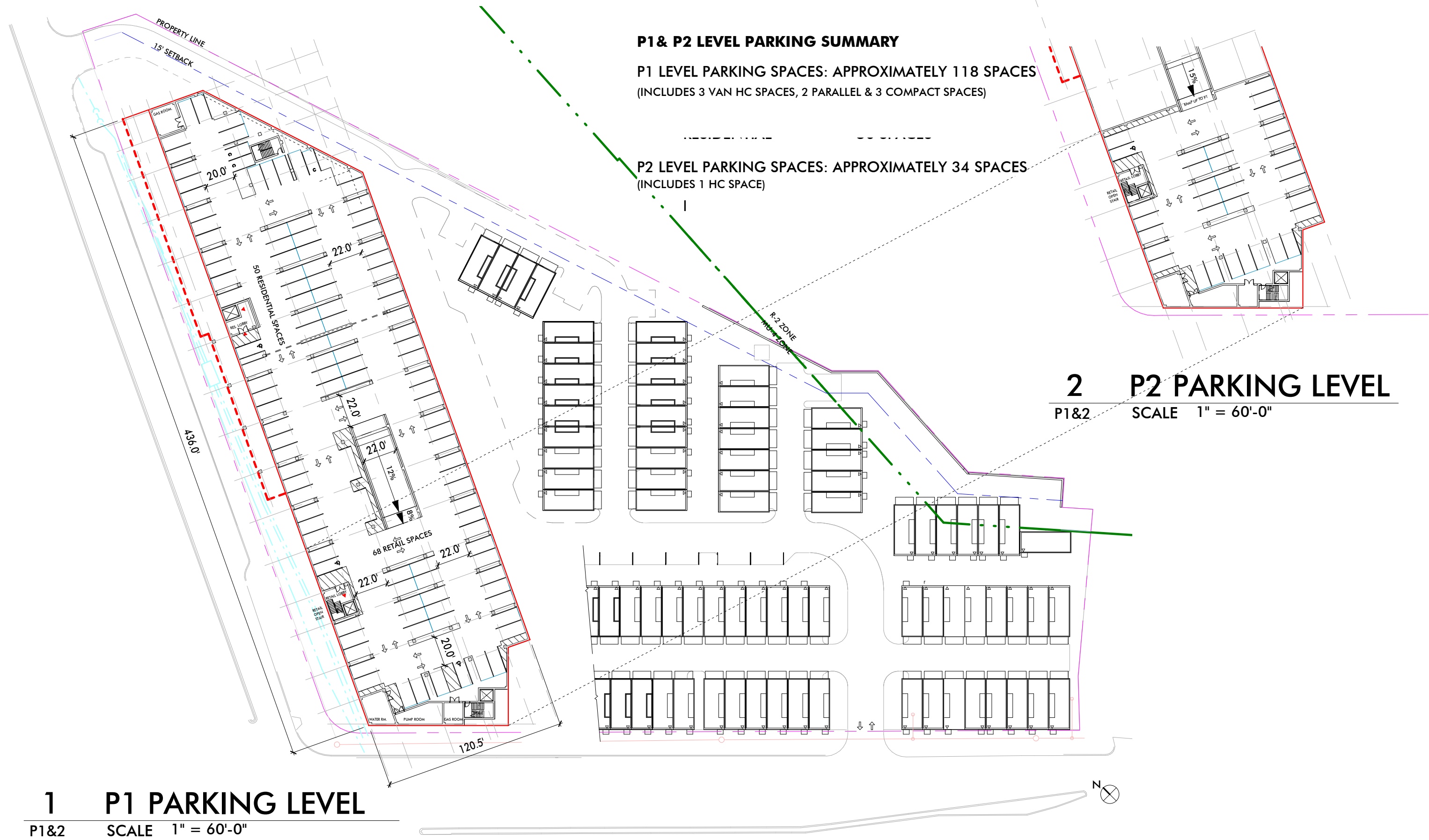
PARKING DATA:

RESIDENTIAL	REQUIRED	
	53-62 SPACES	(1space/3units)
RETAIL	REQUIRED	
	23-36 SPACES	(1.33 spaces/1,000 SF after 3,000 SF)
	TOTAL REQUIRED	TOTAL PROVIDED
	76-98 SPACES	200-292 SPACES*, **
	* Includes 8 fast car charging stations. ** Includes 8 car share spaces.	

BICYCLE PARKING DATA:

RESIDENTIAL	REQUIRED	PROVIDED
	LONG TERM 52-65 SPACES	52-65 SPACES
	(1 long term space for 3 units. After the first 50 spaces 1/2 of the ratio is required)	
	SHORT TERM 8-10 SPACES	8-10 SPACES
	(1 short term space for each 20 units)	
RETAIL	REQUIRED	PROVIDED
	LONG TERM 2-3 SPACES	2-3 SPACES
	(1 long term space for each 10,000 SF)	
	SHORT TERM 6-9 SPACES	6-9 SPACES
	(1 short term space for each 3,500 SF)	
	TOTAL REQUIRED	TOTAL PROVIDED
	LONG TERM 54-68 SPACES	54-68 SPACES
	SHORT TERM 14-19 SPACES	14-19 SPACES

1 GROUND LEVEL
G1 SCALE 1" = 60'-0"



P1 & P2 LEVEL PARKING SUMMARY

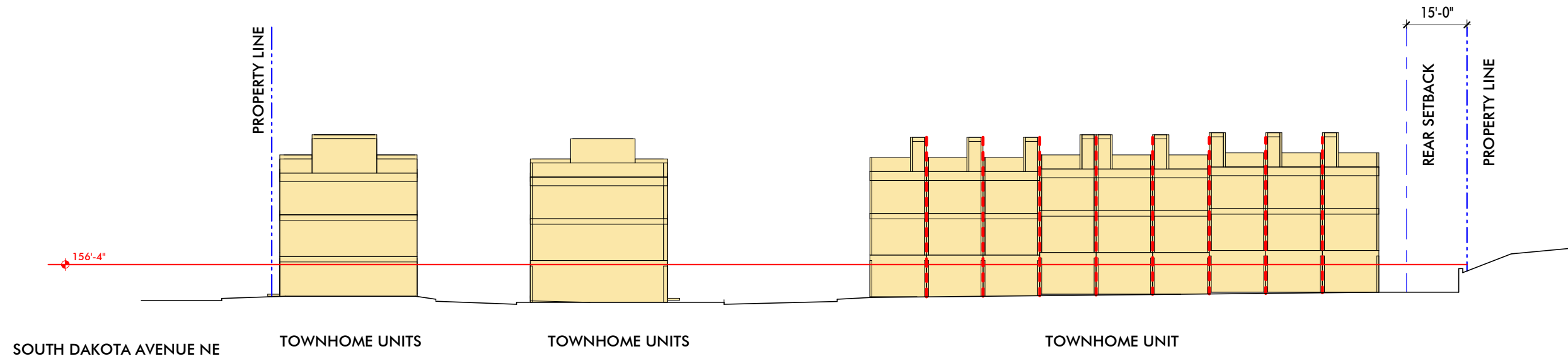
P1 LEVEL PARKING SPACES: APPROXIMATELY 118 SPACES
 (INCLUDES 3 VAN HC SPACES, 2 PARALLEL & 3 COMPACT SPACES)

P2 LEVEL PARKING SPACES: APPROXIMATELY 34 SPACES
 (INCLUDES 1 HC SPACE)

2 P2 PARKING LEVEL
 P1&2 SCALE 1" = 60'-0"

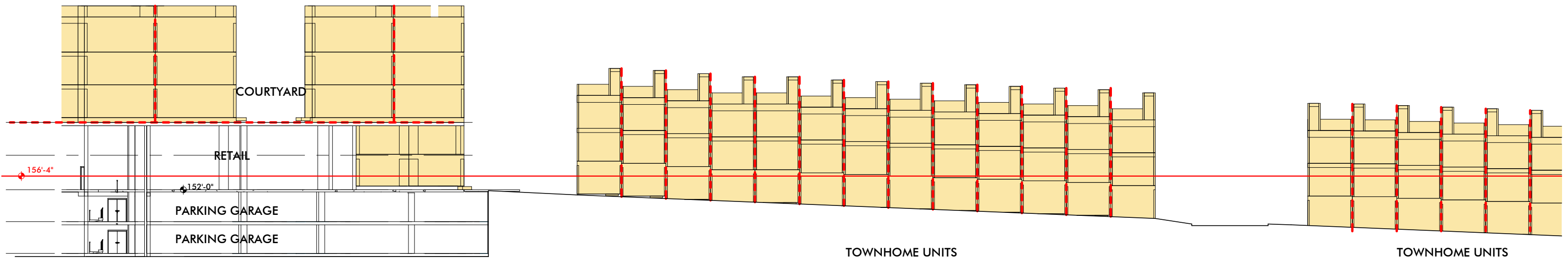
1 P1 PARKING LEVEL
 P1&2 SCALE 1" = 60'-0"

--- DEMISING WALL



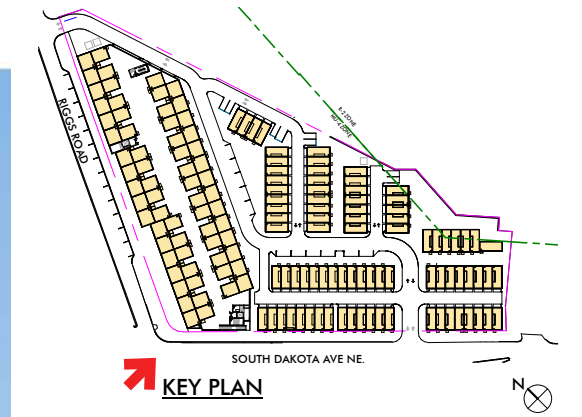
A Section A

Z-5 SCALE 1" = 30'-0"



B Section B

Z-5 SCALE 1" = 30'-0"



ILLUSTRATIVE RENDERING



ILLUSTRATIVE RENDERING



ILLUSTRATIVE RENDERING



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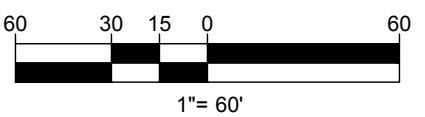
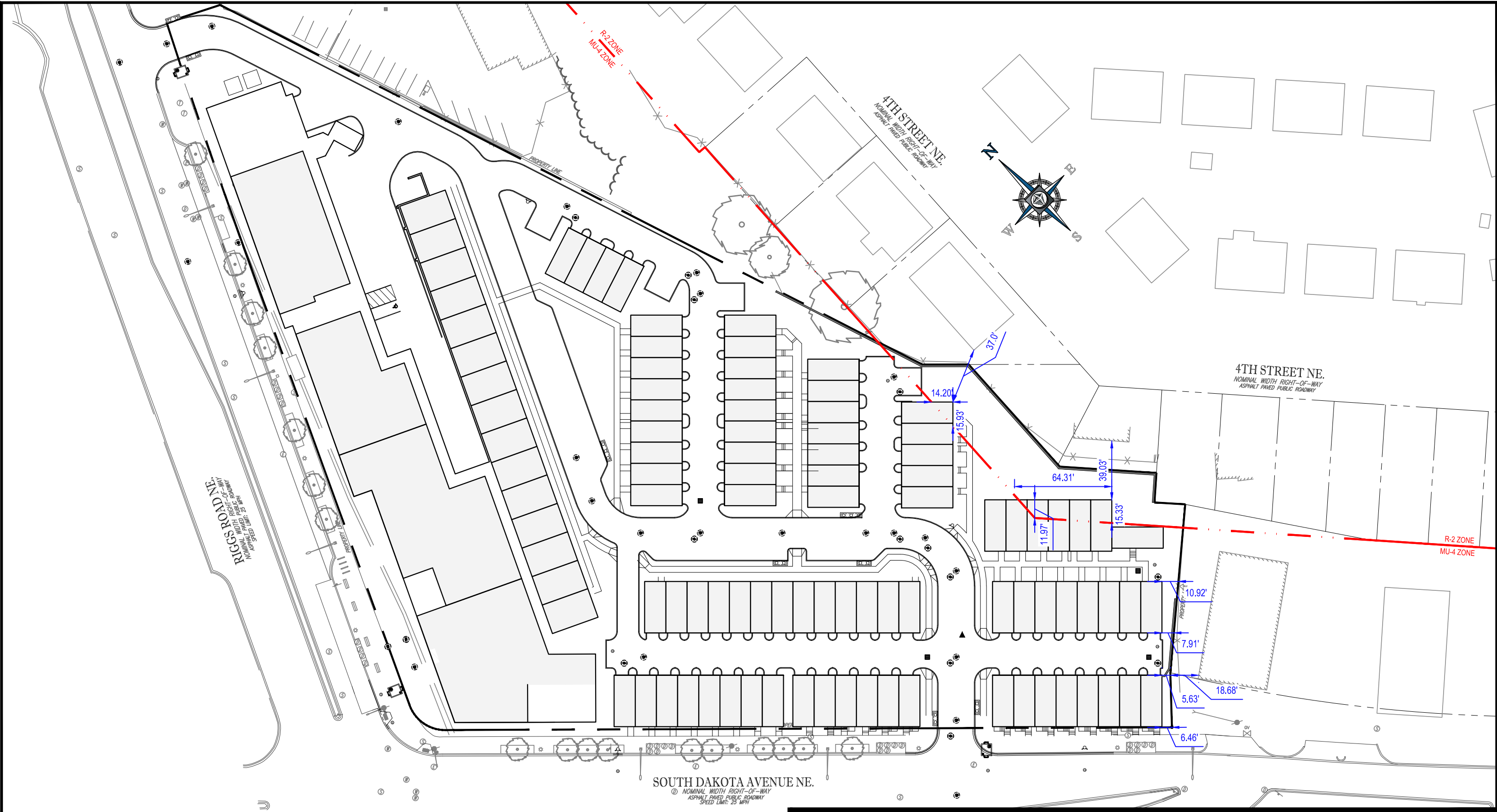
Zoning Summary


ZONING REQUIREMENTS	REQUIRED / ALLOWED		PROVIDED	
Zoning District	MU-4 (& R-2*)			
Lot Area (Lots 805)	3.9 AC =		172,230	
Lot Occupancy	75%	129,173	53%	91,170
Total Permitted FAR w/ IZ RESIDENTIAL	3.0	516,690	1.60	275,983
Total Permitted FAR - RETAIL	1.5	258,345	0.21	36,590
Total FAR			1.81	312,573
Height- 50'-0"	50'-0"		50'-0"	
Green Area Ratio	0.3		0.3	
Side Yard Setback	None Required. If provided 2" per 1'-0" of height, not less than 5'-0"		Minimum Provided: 3'-2" (Maximum Provided: 21'-0")	
Rear Yard Setback	15'-0"		15'-0"	
Penthouse Height	12'-0"		12'-0"	
Residential Parking	1 space per 3 units: 160 to 185/3= 53-62		200 to 292	
Retail Parking	1.33 spaces/1,000 SF after 3,000 SF: (20,000 to 30,000-3,000) x 1.3/1000= 23-36			
Residential Loading Berth, Platform, Space	1, 1, 1		1, 1, 1	
Retail Loading Berth, Platform, Space	2, 1, 1		2, 1, 1**	
Residential Bikes - Long Term	1 perm. space for 3 units, 1/2 of ratio req. after 50 spaces	52-65	52-65	
Residential Bikes - Short Term	1 temporary space for each 20 units	8 to 10	8 to 10	
Retail Bikes - Long Term	1 permanent space for each 10,000 SF	2 to 3	2 to 3	
Retail Bikes - Short Term	1 temporary space for each 3,500 SF	6 to 9	6 to 9	

* Only a small portion of the site is in R-2 zone.

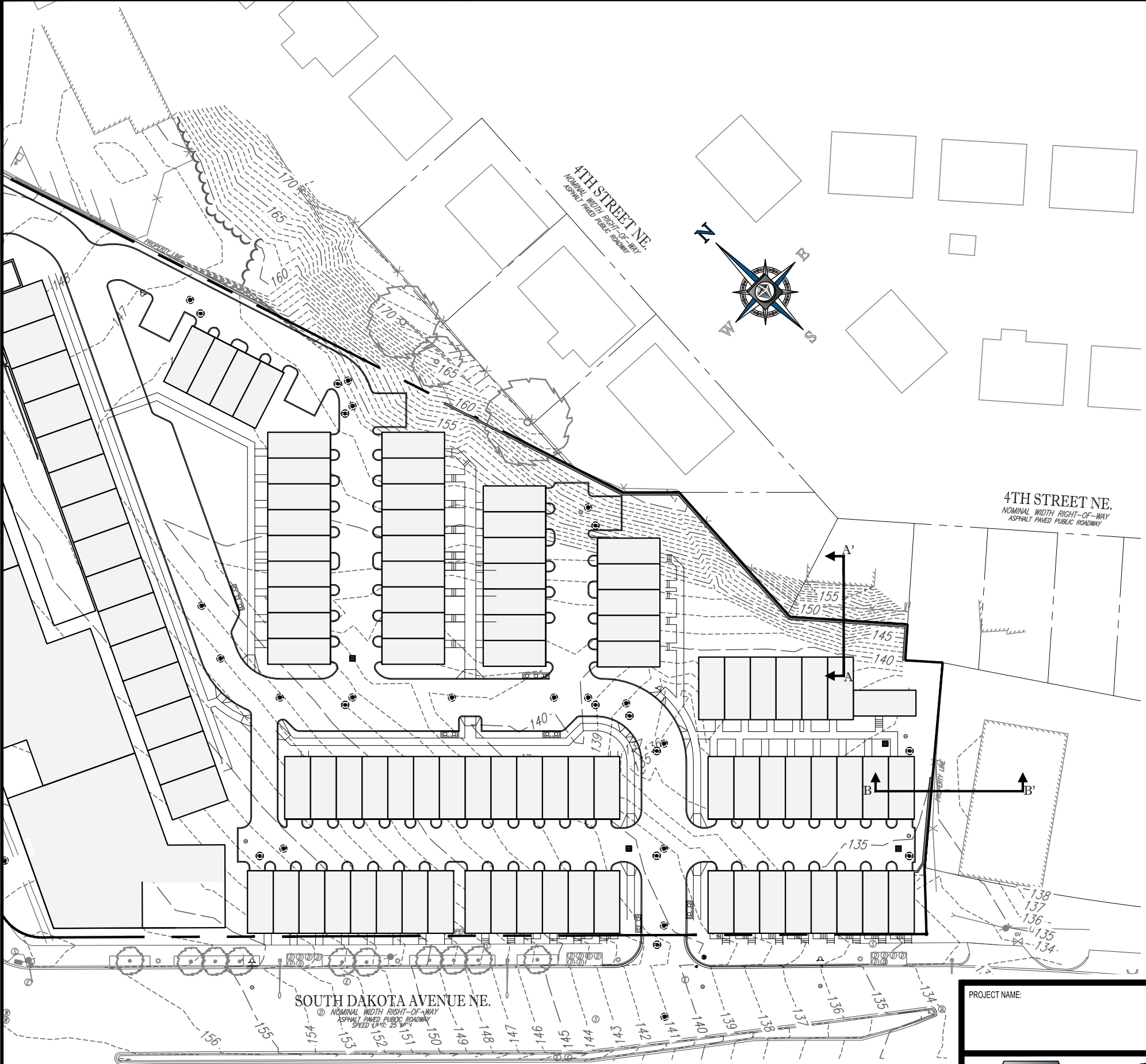
** Shared loading per C-901.8. If retail area is reduced and is <20,000 sf the requirement is reduced to 1,0,1

*** P1 & P2 level not included in FAR calculations.



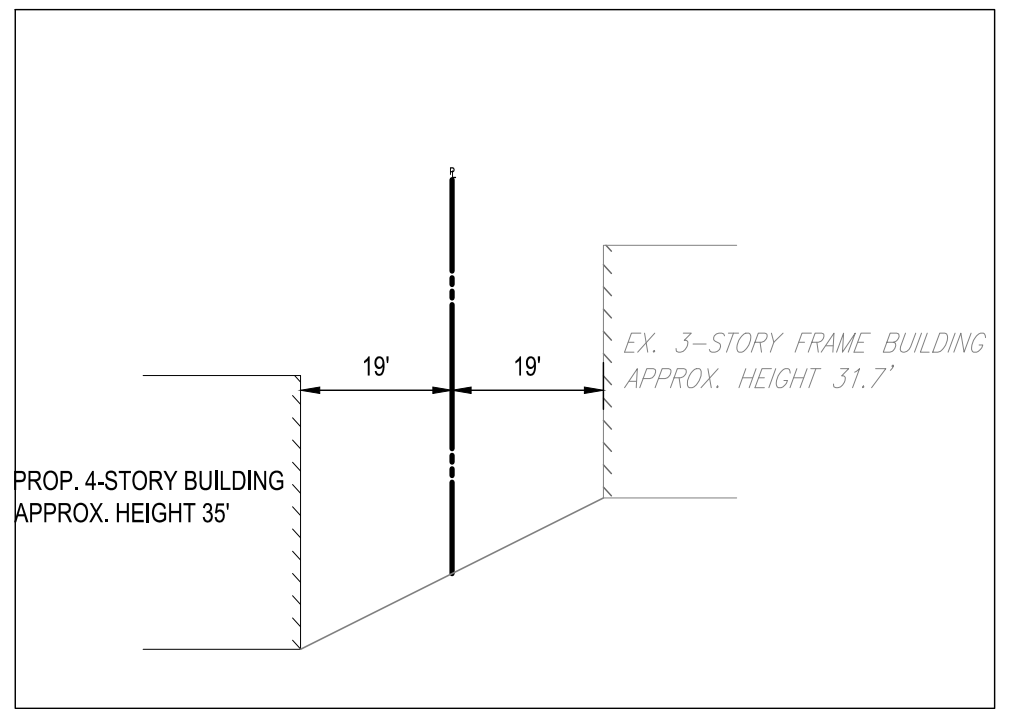
PROJECT NAME:		FORT TOTTEN WASHINGTON, DC	
 BOHLER DC		SHEET TITLE:	
		EXHIBIT 1: ZONING LINE 1 OF 2	
SCALE:	DATE:	CAD ID:	PROJECT NUMBER:
1"=60'	05/25/18	EX0	DC152046

1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004
PHONE: (202) 524-5700



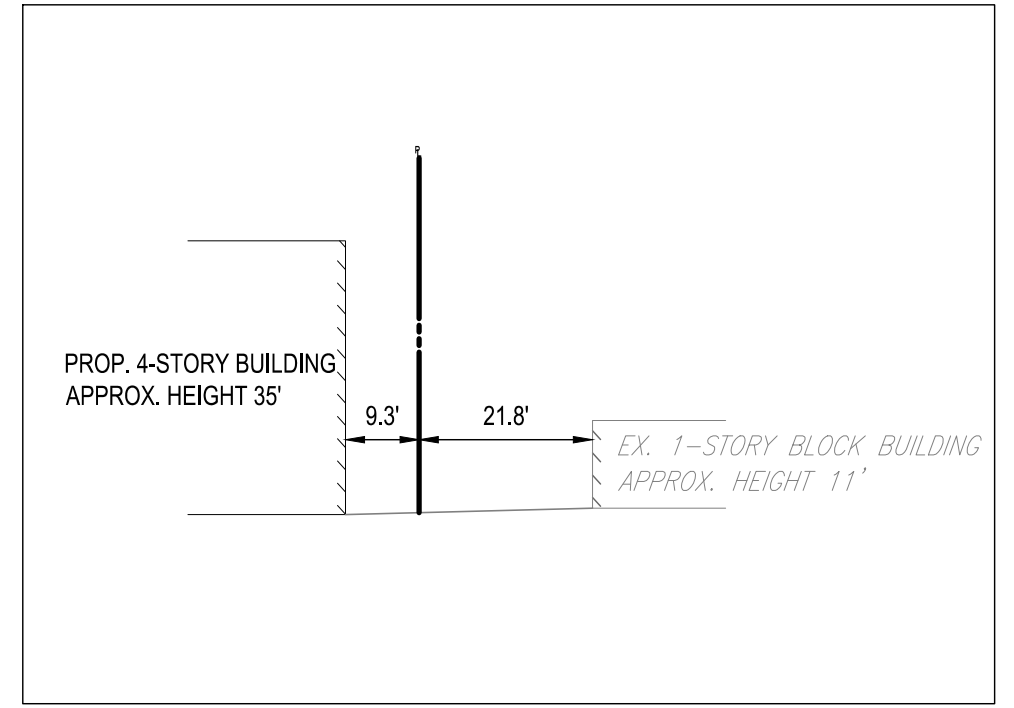
PLAN VIEW

SCALE: 1"=60'




SECTION A-A'

N.T.S.



SECTION B-B'

N.T.S.

PROJECT NAME:		FORT TOTTEN WASHINGTON, DC	
 BOHLER DC		SHEET TITLE:	
		EXHIBIT 2: SECTION VIEW 2 OF 2	
SCALE:	DATE:	CAD ID:	PROJECT NUMBER:
AS SHOWN	05/25/18	EX0	DC152046

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